



MEMORANDUM

GOE

AGENDA ITEM NO. 2 (G)

To: Honorable Chairperson and Members
Board of County Commissioners

Date: May 13, 2003

From: Steve Shiver
County Manager

Subject: Proposed Ordinance Pertaining
Boat and RV Storage Area.

RECOMMENDATION

It is recommended that this proposed ordinance pertaining to accessory boat and recreational vehicle (RV) storage on single-family residential lots be adopted.

BACKGROUND

This ordinance was prepared in response to constituents' concerns regarding both the shortage of facilities for the storage of boats and the relatively high cost of storing boats and recreational equipment at commercial storage lots. This ordinance, if adopted, will help alleviate the storage facility shortage and will provide planned communities the opportunity to offer an amenity desired by many Miami-Dade County residents. The current zoning regulations necessitate that a parcel dedicated to such use be zoned BU-3 (Liberal Business District). This ordinance would allow boat and RV storage areas to be developed within a private residential community upon certain conditions and with certain controls that assure the non-commercial operation of the storage area.

This ordinance proposes to permit, subject to conditions, an outdoor boat and RV storage area as an accessory use on private residential condominium association, homeowner's association or multi-family tenant community property. It also provides for an administrative review process for both proposed residential communities as well as previously developed communities desiring this amenity, and where said previously developed communities are required by code to provide and maintain common open space.

FISCAL IMPACT

The proposed ordinance creates no fiscal impact on Miami-Dade County.


Attachment



MEMORANDUM

TO: Honorable Chairperson and Members
Board of County Commissioners

DATE: October 22, 2002

FROM: 
Robert A. Ginsburg
County Attorney

Substitute No. 2
SUBJECT: Agenda Item No. 4(I)

Please note any items checked.

- ☐ "4-Day Rule" (Applicable if raised)
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Statement of private business sector impact required
- ☐ Bid waiver requiring County Manager's written recommendation
- ☐ Ordinance creating a new board requires detailed County Manager's report for public hearing
- ☐ "Sunset" provision required
- ☐ Legislative findings necessary

Approved _____ Mayor
Veto _____
Override _____

ORDINANCE NO. _____

ORDINANCE PERTAINING TO ZONING;
AMENDING SECTION 33-20 OF THE CODE OF
MIAMI-DADE COUNTY, FLORIDA PERTAINING
TO BOAT AND RV STORAGE AREA; PROVID-
ING SEVERABILITY, INCLUSION IN THE CODE
AND AN EFFECTIVE DATE

**BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS
OF MIAMI-DADE COUNTY, FLORIDA:**

Section 1. Section 33-20 of the Code of Miami-Dade County, Florida is hereby
amended as follows:¹

**Sec. 33-20. Accessory buildings; utility sheds; swimming
pools; fallout shelters; boat storage.**

* * *

>>(h) Outdoor boat and RV storage area on private residential condominium association, homeowner's association or multi-family tenant community property. The term "boat" as used in this subsection shall include every description of watercraft or airboat used or capable of being used as a means of transportation on water. The term "RV" shall mean recreational and camping equipment in the form of travel and camping trailer, swamp buggy and other off-road vehicles and motor travel home.

Conditions and limitations. An outdoor storage area designated for residents' parking of boats and RV's shall be permitted, subject to compliance with the following:

¹ Words stricken through and/or [[double bracketed]] shall be deleted. Words underscored and/or >>double arrowed<< constitute the amendment proposed. Remaining provisions are now in effect and remain unchanged.

- (1) The private storage area is an accessory use for a residential condominium, homeowner's association or multi-family tenant association and shall be located on the residential condominium, homeowner's association or multi-family tenant association property.
- (2) Each boat and RV stored in the designated area shall be registered to a resident of the subject condominium, homeowner's or tenant's association community. In no event shall non-residents' recreational vehicles or boats be parked in the storage area. Each boat shall be secured to a transporting trailer in compliance with all applicable regulations.
- (3) The area devoted to storage shall be setback a minimum of 25 feet from all property lines; said 25-foot setback area to be maintained as an open landscaped area and shall be free of walls and/or fences. In no event shall the storage area count toward required landscaped open space; providing, however, the 25-foot landscaped setback area may be computed toward required open landscaped space.
- (4) The storage area shall be enclosed by (1) a five-foot decorative masonry wall or (2) a five-foot high chain link fence with hedges a minimum of three feet in height when measured immediately after planting and maintained to form a visual screen around the site within one year after the time of planting, except that gated openings shall be permitted for ingress and egress.
- (5) The storage area shall not be included in maximum lot coverage.
- (6) The storage area shall either be paved or shall be hard-surfaced and shall comply with the requirements of the Department of Environmental Resources Management as well as the Florida Building Code.
- (7) Boats placed in the storage area shall be restricted to the following dimensions as measured pursuant to Section 33-20(e):
 - (a) thirty (30) feet in overall length

- (b) eight feet six inches (8'6") in width
 - (c) thirteen (13) feet six (6) inches in height.
- (8) RV's placed in the storage area shall not exceed thirty (30) feet in length, eight feet six inches (8'6") in width nor exceed ten (10) feet in height.
- (9) The boats, RV's and place of storage shall be kept in a clean, neat condition.
- (10) Where required under Florida Statute, all RV's, boats and trailers for transporting same shall have and display a current Florida registration or license plate.
- (11) No major repairs or overhaul work shall be made or performed on the premises; and no flushing of outdrive or outboard motors shall be permitted from sunset to sunrise.
- (12) Neither the boats nor the RV's shall be used for living or sleeping quarters while parked in the storage area.
- (13) Common open space on residential condominium property may be utilized for such a storage area, all subject to the conditions enumerated herein.
- (14) Maintenance of the storage area shall either be provided through (i) a multi-purpose special taxing district, (ii) through the associations execution of a declaration of restrictions, or (iii) other maintenance provisions acceptable to Miami-Dade County in recordable form approved by the County Attorney, accepting responsibility for the maintenance of the storage area and ensuring continued compliance with the conditions enumerated herein.

Administrative review required. Such storage area(s) shall be shown on plans submitted for site plan approval or plat approval, whichever is required by code to occur first, and the storage area shall be subject to review for compliance with the conditions enumerated in this subsection; or such proposed storage area(s) for previously developed (existing) communities containing required common open space shall be reviewed for substantial compliance, and an application for substantial compliance determination may be considered in substantial

compliance with previously approved plans if the proposed storage area is shown in a location that had previously been indicated as common open space, provided the storage area complies with all the conditions contained in this subsection. Substitution of a storage area for previously approved recreational amenities, such as but not limited to tennis and racketball court(s) and similar recreational amenities may be permitted upon a showing that the majority of the property owners or tenants in the community approve same.<<

Section 2. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 3. It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance, including any sunset provision, shall become and be made part of the Code of Miami-Dade County, Florida. The sections of this ordinance may be renumbered or relettered to accomplish such intention, and the word "ordinance" may be changed to "section," "article," or other appropriate word.

Section 4. This ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

Section 5. This ordinance does not contain a sunset provision.

PASSED AND ADOPTED:

Approved by County Attorney as
to form and legal sufficiency:

DA

Prepared by:

JA

Joni Armstrong Coffey

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